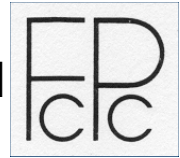




# FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



## AGENDA

### Wednesday September 24, 2014

APPROVED: \_\_\_\_\_

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#### NOTICES AND REMINDERS

The County's lobbying ordinance (Section 1-7.1-8 of the code) requires the registration of individuals and entities that qualify as lobbyists. If you will be testifying before the Planning Commission, the ordinance may require that you register as a lobbyist. If you have a question as to the applicability of this ordinance, please contact the County Attorney's Office at (301) 600-1030.

Please turn off all cell phones, and other electronic devices during planning commission meetings. If you must attend to business or engage in a private conversation, please exit the hearing room so as not to disrupt the meeting.

Agenda items will be reviewed in succession. It is the responsibility of the applicant and other persons of record to be prepared to discuss their agenda item during the respective session.

The Commission will break for lunch at approximately 12:30 pm if the meeting is expected to continue into the afternoon.

#### Submission of Written Material

Written comments must be filed and received by the Community Development Division **at least 72 hours** in advance of the Commission meeting in order to be considered by the Commission in making its decision.

#### Providing Public Testimony

- Any individual who wishes to testify is required to be sworn in at the beginning of each agenda item.
- Individuals are allotted three (3) minutes and recognized organizations ten (10) minutes for each agenda item.
- If you are also submitting written material please provide ten (10) copies for the Commission and staff.

#### Applicants

- All applicants and their representatives who testify are required to be sworn in at the beginning of each agenda item.
- Be prepared to speak in the time allotted, typically fifteen (15) minutes with a five (5) minute rebuttal following any public comments.
- If you are submitting written material please provide ten (10) copies for the Commission and staff.

Individuals requiring special accommodations for this meeting are requested to contact the County Manager's Office at 301-600-1100 (tty: use Maryland relay) to make the necessary arrangements no later than seven (7) working days prior to the meeting.

Any correspondence to the Planning Commission can be sent to: [planningandzoning@frederickcountymd.gov](mailto:planningandzoning@frederickcountymd.gov)

#### UPCOMING MEETINGS

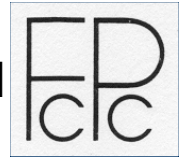
(1<sup>st</sup> Floor Hearing Room, Winchester Hall)  
Wednesday – September 24, 2014 @ 9:30 am  
Wednesday – October 8, 2014 @ 9:30 am

*For more information*  
*Planning and Development Review*  
*@ 301-600-1138*  
[www.frederickCountyMD.gov/Planning](http://www.frederickCountyMD.gov/Planning)



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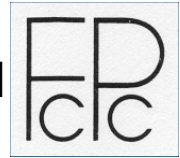
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ITEM	TIME	ACTION REQUESTED
<b><u>9:30 A.M.</u></b>		
1. <b><u>MINUTES TO APPROVE</u></b>		<b>DECISION</b>
2. <b><u>PLANNING COMMISSION COMMENTS</u></b>		<b>INFORMATIONAL</b>
3. <b><u>AGENCY COMMENTS/AGENDA BRIEFING</u></b>		<b>INFORMATIONAL</b>
4. <b><u>WATER AND SEWERAGE PLAN OVERVIEW</u></b>		<b>INFORMATIONAL</b>
Staff will give an overview of the Water and Sewerage Plan and highlight some of the changes proposed to the Plan during the 2014 Triennial Update. <i>Tim Goodfellow, Principal Planner</i>		
5. <b><u>SUMMER 2014 CYCLE , WATER AND SEWERAGE PLAN AMENDMENTS</u></b>		<b>FINDING OF CONSISTENCY</b>
The Planning Commission will hear the <a href="#">following cases</a> to determine consistency with the Comprehensive Plan.		
a) <b><u>WS-14-05: Beshers Land Company Number Two, LLC</u></b>		
Tax Map 78, Parcel 480. Account# 09-224211. At the terminus of Dresden Place adjacent to Spring Ridge. Requesting reclassification of 16 acres from W-5, S-5 to W-3, S-3.		
b) <b><u>WS-14-06: PVI, LLC</u></b>		
Tax Map 102, Part of P. 23. Account# 01-002449. Bordered by Ballenger Creek Pike, Lockhouse Drive and Fletchers Drive in Point of Rocks. Requesting reclassification of 3.17 acres from W-4, S-4 to W-3, S-3.		
c) <b><u>WS-14-07: MS Justron Farm, LLC (Smith Farm)</u></b>		
Tax Map 79, Parcel 213. Account# 09-255826. West side of Boyers Mill Road within the Town of New Market. Requesting reclassification of 91.4 acres from PS to W-4, S-4.		
d) <b><u>WS-14-08: MS Charlyn Farm, LLC (Cline Farm)</u></b>		
Tax Map 79, Parcel 29. Account# 09-227245. East and west sides of Boyers Mill Road within the Town of New Market. Requesting reclassification of 170.9 acres from PS to W-4, S-4.		



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- e) WS-14-09: MS Gladhill Farm, LLC (Tallyn Ridge)  
Tax Map 78, Parcel 742, Lots 1,2,3,4. Account(s)# 09-317546, 09-317554, 09-317562, 09-317570. North side of Reichs Ford Road at Pinecliff Road. Requesting reclassification of 147 acres from W-4, S-4 to W-3, S-3.
- f) WS-14-10: WBP Partners II, LLC & ITB2, LLC  
Tax Map 86, Parcel 237, part of Parcel 26 (Wedgewood Business Park). Account# 01-037889. East side of International Boulevard, south of Executive Court. Requesting reclassification of 8.9 acres from W-5 to W-3, and 9.3 acres from S-5 to S-3.
- g) WS-14-11: Payne Investments, LLC (Monrovia Town Center)  
Tax Map 88, Parcel 22. Account# 09-254145. East side of Ed McClain Road, west of MD 75. Requesting reclassification of 82.9 acres from W-4, S-4 to W-3, S-3. *(prior case WS-13-22 Fall 2013 Cycle)*
- h) WS-14-12: 75-80 Properties, LLC (Monrovia Town Center)  
Tax Map 88, Parcel 27 [135.63 ac]; Tax Map 97, Parcel 2 [47.52 ac]; Tax Map 88, Parcel 21 [2.04 ac]. Account(s)# 09-253912; 09-589614; 09-225218. West side of MD 75, north of MD 80. Requesting reclassification of 185.12 acres from W-4, S-4 to W-3, S-3. *(prior case WS-13-21 Fall 2013 Cycle)*
- i) WS-14-13: Wilcom Family Partnership/75-80 Properties, LLC (Monrovia Town Center)  
Tax Map 88, Parcel 28. Account# 09-261834. East side of MD 75, north of MD 80. Requesting reclassification of 64.43 acres from W-4, S-4 to W-3, S-3. *(part of prior case WS-13-23 Fall 2013 Cycle, excluding 16.92 ac south of powerline)*
- j) WS-14-14: 75-80 Properties, LLC (Monrovia Town Center)  
Tax Map 97, Parcel '0'. Account# 09-253890. Northwest intersection of MD 80 and MD 75. Requesting reclassification of 36.20 acres from W-4, S-4 to W-3, S-3. *(prior case WS-13-24 Fall 2013 Cycle)*
- k) WS-14-15: 75-80 Properties, LLC (Monrovia Town Center)  
Tax Map 88, Parcel 127. Account# 09-253939. Southwest side of Weller Road, west of powerline. Requesting reclassification of 38.31 acres from W-4, S-4 to W-3, S-3. *(prior case WS-13-25 Fall 2013 Cycle)*
- l) WS-14-16: Hogan Realty Capital, LLC (Ratley Property)  
Tax Map 78, Parcel 122. Account# 09-221395. East and west sides of Terra Firma Road at Quinn Road. Requesting reclassification of 3.6 acres from W-5, S-5 to W-4, S-4 and 18.8 acres from PS to W-4, S-4.



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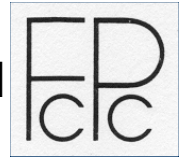
PAGE 4 OF 5

- m) WS-14-17: Hogan Realty Partners, LLC (Rayburn Property)  
Tax Map 78, Parcel 327. Account# 09-255605 (72.3 acres). Parcel 752, Lot 1. Account# 09-588414 (4.9 acres). Parcel 752, Lot 2. Account# 09-588415 (2.9 acres). South side of Baltimore Road, west of Bartonsville Road. Requesting reclassification of 80 acres from PS to W-4, S-4.
- n) WS-14-18 (Number Not Used)
- o) WS-14-19: Crumland Farm Development, LLC/Foulger-Pratt Development, LLC  
Tax Map 48, Parcel 17. Account# 02-589846 (76.5 acres). Tax Map 57, Parcel 102. Account# 02-589844 (125 acres). Tax Map 57, Parcel 10. Account# 02-466406 (12.6 acres). Tax Map 57, Parcel 105. Account# 21-420093 (4.2 acres). Willowbrook Road, Bloomfield Road, Willow Road in the City of Frederick. Requesting reclassification of 218 acres from W-5, S-5 to W-3, S-3.
- p) WS-14-20: Eugene Casey Foundation  
Tax Map 69, Parcel 30. Account# 09-243518 (174 acres). Tax Map 79, Parcel 4. Account# 09-243496 (133 acres). Tax Map 79, Parcel 11. Account# 09-243461 (143 acres). Tax Map 79, Parcel 122. Account# 09-242341 (188 acres). Tax Map 79, Parcel 123. Account# 09-243488 (0.50 acre). Crickenberger Road, west of MD 75, east of Boyers Mill Road. Requesting Reclassification of 638 acres from PS to W-4, S-4.
- q) WS-14-21: Jefferson Park West, LLC  
Tax Map 76, Parcel 107. Account# 23-440504. Between US 340 and MD 180. Requesting reclassification of 102 acres from W-4, S-4 to W-3, S-3.
- r) WS-14-22: Oakdale Investments, LLC (Linganore Town Center)  
Tax Map 79, Parcel 6. Account# 27-519172 (109 acres). Tax Map 79, Parcel 17. Account# 27-519202 (97 acres). North of Old National Pike at Eaglehead Drive. Requesting reclassification of 206 acres from W-4, S-4 to W-3, S-3.
- s) WS-14-23: West Park Village, LLC  
Tax Map 411, Parcel 2125. Account# 02-157500 (56 acres). Tax Map 411, Parcel 2121. Account# 02-157497 (1 acre). Southeast corner of Mt. Phillip Road and Old National Pike within the City of Frederick. Requesting reclassification of 57 acres from W-5, S-5 to W-3, S-3.
- t) WS-14-24: Frederick County Community Development Division  
Text Amendment to amend Section IV(B) of Chapter 1 to establish the process for a category reclassification to be requested in order to implement the denied-access policies contained in Section II(E)(7).



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#### 6. DEVELOPMENT RIGHTS AND RESPONSIBILITIES AGREEMENT (DRRA)

#### FINDING OF CONSISTENCY

- a) [DRRA-14-02 Rayburn PUD](#) - Staff will present a draft Development Rights and Responsibilities Agreement for the Rayburn property PUD. Consider for a determination as to consistency with the County Comprehensive Plan.  
*Jim Gugel, Planning Director*
- b) [DRRA-14-03 Ratley PUD](#) - Staff will present a draft Development Rights and Responsibilities Agreement for the Ratley property PUD. Consider for a determination as to consistency with the County Comprehensive Plan.  
*Jim Gugel, Planning Director*